

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for erection of one (1) 12' x 25' illuminated
advertising structure.

Property is to be posted and advertised as prescribed by Zoning Regulations.

XOXwe, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

XOXwe do solemnly declare and affirm, under the penalties of perjury, that XOXwe are the legal owner(s) of the property which is the subject of this Petition.

Lessee Contract XXXXXXXXXX Legal Owner(s):

Foster & Kleiser The Baltimore & Ohio Railroad Company
(Type or Print Name) (Type or Print Name)

[Signature] [Signature]
Signature Signature

3001 Remington Avenue Baltimore, Maryland 21211
Address City and State

[Signature] 100 North Charles Street
City and State Address

IRA C COOKS Baltimore, Maryland 21201
City and State Address

36 S. CHARLES ST BALTIMORE, MD 21201
Address City and State

BAUT 21201 [Signature]
City and State Name

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City and State Name

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER

E/S of Halethorpe Farm Rd., 400' N of Hollins Ferry Rd., 13th District: OF BALTIMORE COUNTY

THE BALTIMORE & OHIO RAILROAD: Case No. 82-102-X

CO., Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

[Signature] [Signature]

Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County

[Signature] [Signature]
Deputy People's Counsel Rm. 223, Court House

[Signature] [Signature]
Deputy People's Counsel Towson, Maryland 21204

[Signature] [Signature]
Deputy People's Counsel 494-2138

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Deputy People's Counsel

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Deputy People's Counsel

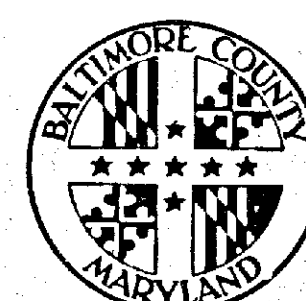
[Signature] [Signature]
Deputy People's Counsel

[Signature] [Signature]
Deputy People's Counsel

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond Zoning Commissioner Date: September 23, 1981
FROM: Norman E. Geisler, Director Office of Planning and Zoning
SUBJECT: Petition No. 82-102-X Item 11

Petition for Special Exception
East side of Halethorpe Farm Road, 400' North of Hollins Ferry Road
Petitioner- The Baltimore & Ohio Railroad Company

Thirteenth District

HEARING: Thursday, October 15, 1981

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
Norman E. Geisler, Director
Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 7, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. R. D. Clark
The Baltimore & Ohio Railroad Company
100 North Charles Street
Baltimore, Maryland 21201

RE: Item No. 11
Petitioner - Baltimore & Ohio Railroad Co.
Special Exception Petition

Dear Mr. Clark:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclosures

cc: Mr. W. Walker
3001 Remington Avenue
Baltimore, Md. 21211



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

August 6, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #11 (1981-1982)
Property Owner: Baltimore & Ohio Railroad Company
E/S Halethorpe Farm Rd. 400' N. of centerline of
Hollins Ferry Road
Acres: 12 x 25 District: 13th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved in regard to the proposed advertising structure. However, Halethorpe Farm Road, an existing public road, is proposed to be improved in the future as a 42-foot closed section roadway on a 60-foot right-of-way.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 11 (1981-1982).

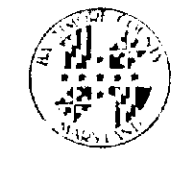
Very truly yours,

[Signature]
Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

C-NW Key Sheet - 25 SW 14 Pos. Sheet
SW 7 D Topo - 108 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GEISLER
DIRECTOR

September 9, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #11, Zoning Advisory Committee Meeting, July 21, 1981, are as follows:

Property Owner: Baltimore and Ohio Railroad, Company
Location: E/S Halethorpe Farm Road 400' N. of centerline of Hollins Ferry Road
Acres: 12 X 25
District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
13011 494-3250

STEPHENE COLLINS
DIRECTOR

August 27, 1981

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 19th day of October, 1981, that the herein Petition for Special Exception for the erection of one 12' x 25' illuminated advertising structure, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with Section 413 of the Baltimore County Zoning Regulations.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE October 19, 1981
BY *Sharon M. Caplan*
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: August 12, 1981

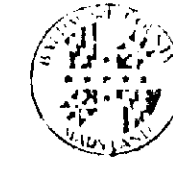
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #239 - Chulan Sarwar
- Item #247 - Betty Lee Dulany, et al
- Item # 10 - Fung Kun Lun, et al
- Item # 11 - Baltimore and Ohio Railroad Company
- Item # 14 - Lewis Investment Company
- Item # 15 - North View Associates
- Item # 16 - Transportation Displays, Inc.
- Item # 17 - Gale and Helen Nelson
- Item # 18 - William and Kathryn Koenig
- Item # 19 - East Bay Development Corp.
- Item # 21 - Karen Daniels, et al
- Item # 22 - Wesley R. and Cecilia M. Daub
- Item # 23 - Demetris Demetrakis
- Item # 24 - Bertha Linnen
- Item # 26 - Robert H. and Pearl A. Bouse, Jr.
- Item # 27 - Randallstown Associates
- Item # 28 - Arundel Lumber Company, Inc.
- Item # 29 - Pulaaki Industrial Park, Assoc.
- Item # 30 - Samuel L. and Margaret B. Brown
- Item # 32 - Charles J. and Eva Lee Fischer, Jr.

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Baltimore & Ohio Railroad, Company

Location: E/S Halethorpe Farm Road 400' N. of centerline of Hollins Ferry Road

Item No.: 11 Zoning Agenda: Meeting of July 21, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Reincke* Noted and Approved: *George M. H. Jung*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mh/rx

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: July 30, 1981

FROM: Charles E. (Ted) Burnham
Zoning Advisory Committee
SUBJECT: Meeting of July 21, 1981

- ITEM NO. 11 Standard Comment
- ITEM NO. 12 See Comments
- ITEM NO. 13 Standard Comments
- ITEM NO. 14 See Comments
- ITEM NO. 15 See Comments
- ITEM NO. 16 Standard Comments

Charles E. Burnham

Charles E. (Ted) Burnham
Plans Review Supervisor

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
TO: Zoning Advisory Committee Date: July 27, 1981

FROM: Sharon M. Caplan
Economic Development Commission

SUBJECT: Item #11 -- Property Owners: Baltimore & Ohio Railroad Company
Location: E/S Halethorpe Farm Road, 400' N. of centerline of Hollins Ferry Road
Existing Zoning: ML
Proposed Zoning: Special Exception for one (1) illuminated advertising structure

Item #13 -- Property Owners: 3648 Corporation
Location: Centerline of Hoffman Avenue and Monumental Avenue, 1400' E. of Hollins Ferry Road
Existing Zoning: MH
Proposed Zoning: Variance to permit a side setback of 39' and 15' in lieu of the required 50'

Item #16 -- Property Owners: Transportation Displays, Inc.
Location: N/S Rolling Mill Road 470' & 2485' E. from centerline of North Point Road
Existing Zoning: MH
Proposed Zoning: Special Exception for two (2) double-faced illuminated advertising structures

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above requests in the best interest of industrial expansion.

Sharon M. Caplan
SHARON M. CAPLAN

SMC:jet

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 20, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: July 21, 1981

RE: Item No: 11, 12, 13, 14, 15, 16
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

No bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

October 20, 1981

Ira C. Cooke, Esquire
36 South Charles Street
Baltimore, Maryland 21201

RE: Petition for Special Exception
E/S of Halethorpe Farm Rd., 400' N of
Hollins Ferry Rd. - 13th Election District
The Baltimore & Ohio Railroad Company -
Petitioner
NO. 82-102-X (Item No. 11)

Dear Mr. Cooke:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMLJ/mc

/ Attachments

cc: Mr. Wilbur R. Walker
Foster & Kleiser
3001 Remington Avenue
Baltimore, Maryland 21211

John W. Hession, III, Esquire
People's Counsel

The Baltimore & Ohio Railroad
Attn: R. D. Clark - Manager -
Real Estate & Industrial Development
100 North Charles Street
Baltimore, Maryland 21201

September 14, 1981

NOTICE OF HEARING

RE: Petition for Special Exception
E/S Halethorpe Farm Rd. 400' N of Hollins Ferry Rd.
The Baltimore & Ohio Railroad Company - Petitioner
Case #82-102-X Item #11

TIME: 9:30 A.M.

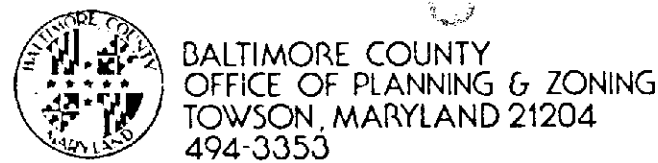
DATE: Thursday, October 15, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Foster & Kleiser
3001 Remington Avenue
Baltimore, MD 21211

Jan M. H. Jung
ZONING COMMISSIONER OF
BALTIMORE COUNTY



WILLIAM E. HAMMOND
ZONING COMMISSIONER

The Baltimore & Ohio Railroad Company
Mr. R. D. Clark, Manager
Real Estate & Industrial Development
100 North Charles Street
Baltimore, Maryland 21201

RE: Petition for Special Exception
E/s Halethorpe Farm Rd., 400' N of Hollins Ferry Rd.
Case #82-102-X

Gentlemen:

This is to advise you that \$47.90 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

cc: Mr. Walker
Foster & Kleiser
3801 Remington Ave.
Baltimore, MD 21211

PETITION FOR SPECIAL EXCEPTION

13th DISTRICT

ZONING: Petition for Special Exception
LOCATION: East side of Halethorpe Farm Road, 400' North of Hollins Ferry Road
DATE & TIME: Thursday, October 15, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for special Exception for erection of one (1) 12' x 25' illuminated advertising structure.

All that parcel of land in the Thirteenth District of Baltimore County

Being the property of The Baltimore & Ohio Railroad Company as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, October 15, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PROPERTY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE EAST SIDE OF HALETHORPE FARM ROAD (50 FEET WIDE) AND 60 FEET FROM THE CENTERLINE OF THE ROAD AND 400 FEET NORTH OF THE CENTERLINE OF HOLLINS FERRY ROAD (70 FEET WIDE) AND RUNNING THE FOLLOWING COURSES AND DISTANCES:
1) NORTHEASTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 2) NORTHWESTERLY A DISTANCE OF 12 FEET TO A POINT, THENCE 3) SOUTHWESTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 4) SOUTHEASTERLY A DISTANCE OF 12 FEET TO THE POINT OF BEGINNING.

Mr. R. D. Clark
The Baltimore & Ohio Railroad Company
100 North Charles Street
Baltimore, Md. 21201

cc: Mr. V. Walker
3001 Remington Avenue
Baltimore, Md. 21211

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day of July, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Baltimore & Ohio RR Co.

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: 7-25-81
Posted for: SPECIAL EXCEPTION
Petitioner: THE BALTIMORE & OHIO RAILROAD COMPANY
Location of property: E/S HALETHORPE FARM ROAD, 400' N. of HOLLINS FERRY ROAD
Location of Signs: EAST SIDE OF HALETHORPE FARM RD. APPROX. 420' NORTH OF HOLLINS FERRY RD.
Remarks: S.D. Clark
Posted by: S.D. Clark Signature Date of return: October 2, 1981
Number of Signs: 1

Office of COLUMBIA Publishing Corp.

10750 Little Patuxent Pkwy
Columbia MD 21044

September 24 19 81

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Special Exception
13th District

was inserted in the following:

- ☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for one (1) successive weeks before the 25 day of September 1981, that is to say, the same was inserted in the issues of

September 24, 1981

COLUMBIA PUBLISHING CORP.

By: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 24, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. 21204 on successive weeks before the 25th day of September, 1981, the first publication appearing on the 22th day of September 1981.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ 21.00

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]			Revised Plans: Change in outline or description Yes No							
Previous case: -			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 8 day of July, 1981.

Filing Fee \$ 20

Received: [Signature]

Check

Cash

Other

William E. Hammond, Zoning Commissioner

Petitioner: B & O Railroad Co. Submitted by: [Signature]

Petitioner's Attorney: [Signature] Reviewed by: [Signature]

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

VS.

CERTIFICATE OF PUBLICATION OF

21.90

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 101609

DATE 9/14/81 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED Foster & Kleiser

FOR Filing Fee for Case #82-102-X (B & C)

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 101667

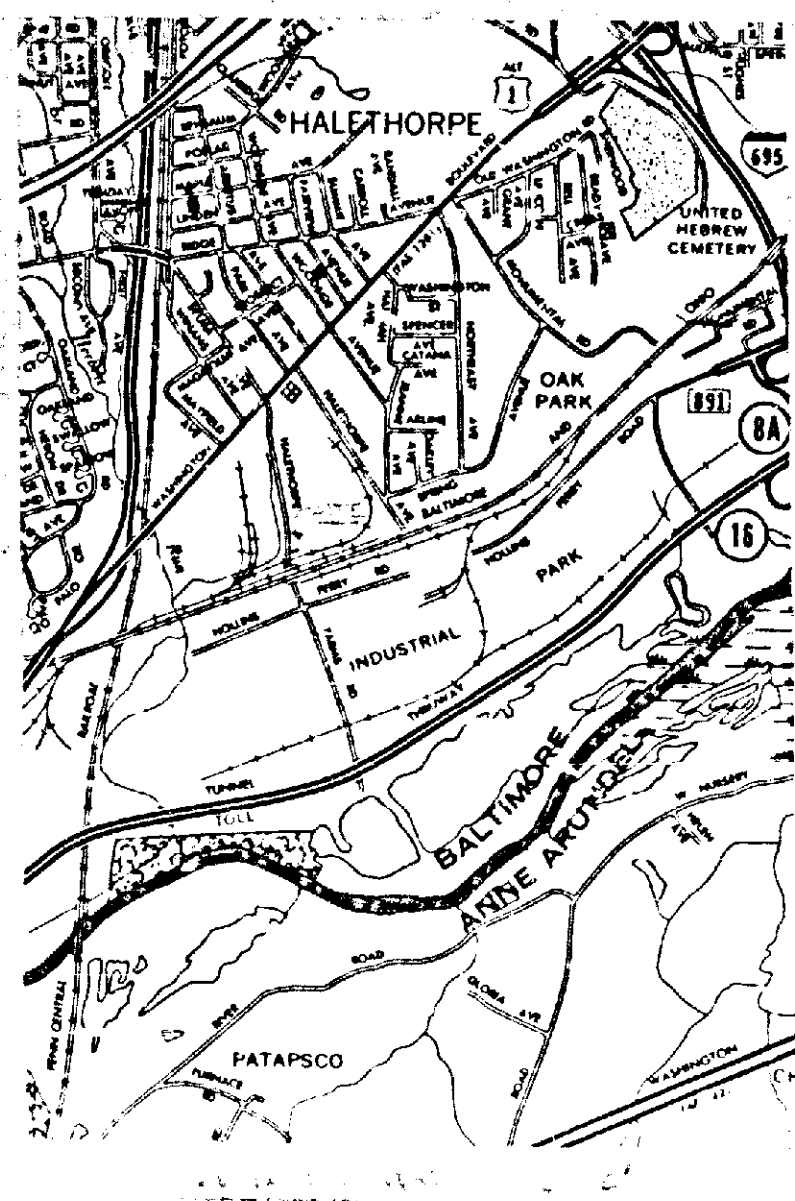
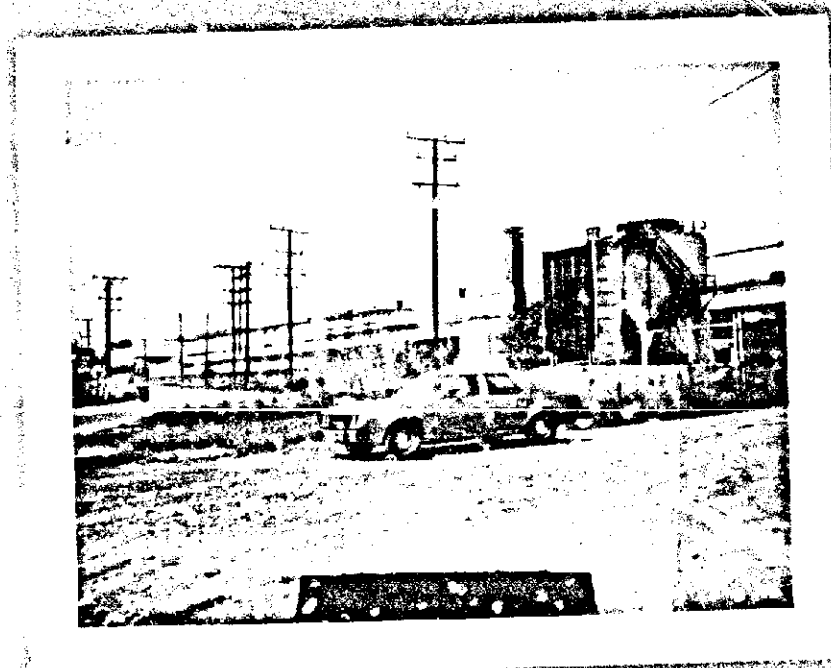
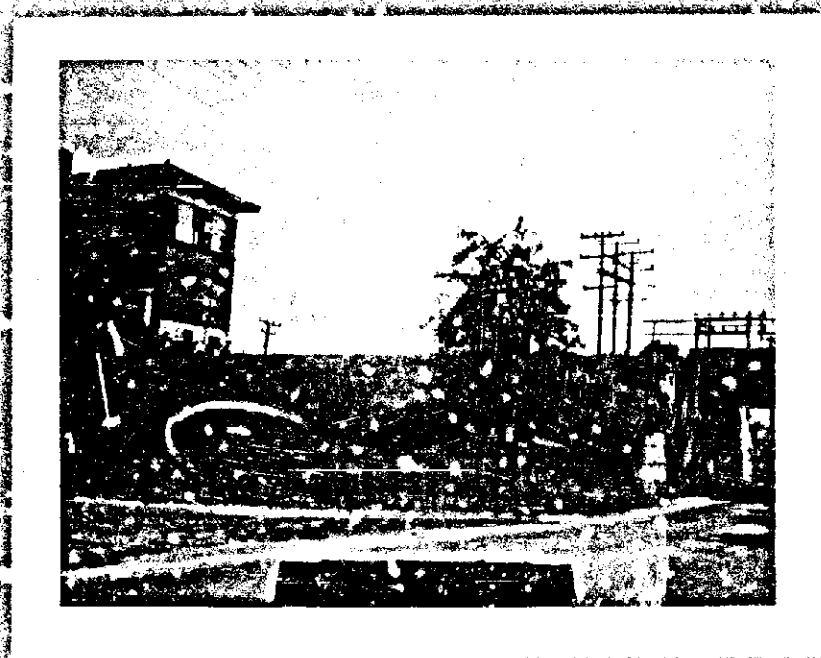
DATE 10/15/81 ACCOUNT 01-662

AMOUNT \$47.90

RECEIVED Foster & Kleiser

FOR Posting & Advertising of Case #82-102-X (B & C)

VALIDATION OR SIGNATURE OF CASHIER

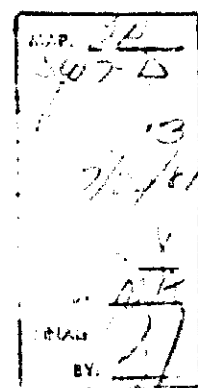


SPECIAL EXCEPTION

PROPOSED - ONE (1) 12'X20' ILLUMINATED
ADVERTISING SIGN
OWNER - CHECKE SYSTEM
ZONED - M.L.
SCALE - 1"=50'
ELECTION DISTRICT - 13

NOTE:

ALL SIGNS WILL BE ERECTED
IN ACCORDANCE WITH SECTION
413 OF BALTIMORE COUNTY
ZONING REGULATIONS



ITEM #11

PLAT FOR POSTER #11
JULY 1971

